

# OFFICE SPACE FOR LEASE

**1776 Heritage Center Dr  
Wake Forest, NC 27587  
SUITE 104**



**Space Available:** +/- 540sf

**Rental Rate:** \$28.89/sf = \$1,300/Month Modified Gross + Tenant pays Electricity, Phone/Internet, Interior Pest Control, Janitorial, and HVAC Service Agreement.

**Lease Term:** 3 years with 3% annual increases

## **Space Highlights:**

Ground floor office with welcoming reception area, 2 private offices, kitchenette and private restroom. High-quality interior finishes include premium carpeting, granite countertops, fresh neutral paint, and tiled restroom flooring, all contributing to a clean, modern, and inviting work environment.

## **Property Details:**

Located in Wake Forest, NC, Heritage Office Center offers a professional setting for businesses of all sizes. This attractive office plaza features a timeless brick and stone façade. With ample parking available for tenants and guests, accessibility is seamless. The plaza is ideally situated near major roadways, dining establishments, retail centers, and essential services, making it a convenient hub for both work and client engagement.



**NEARI COLEMAN  
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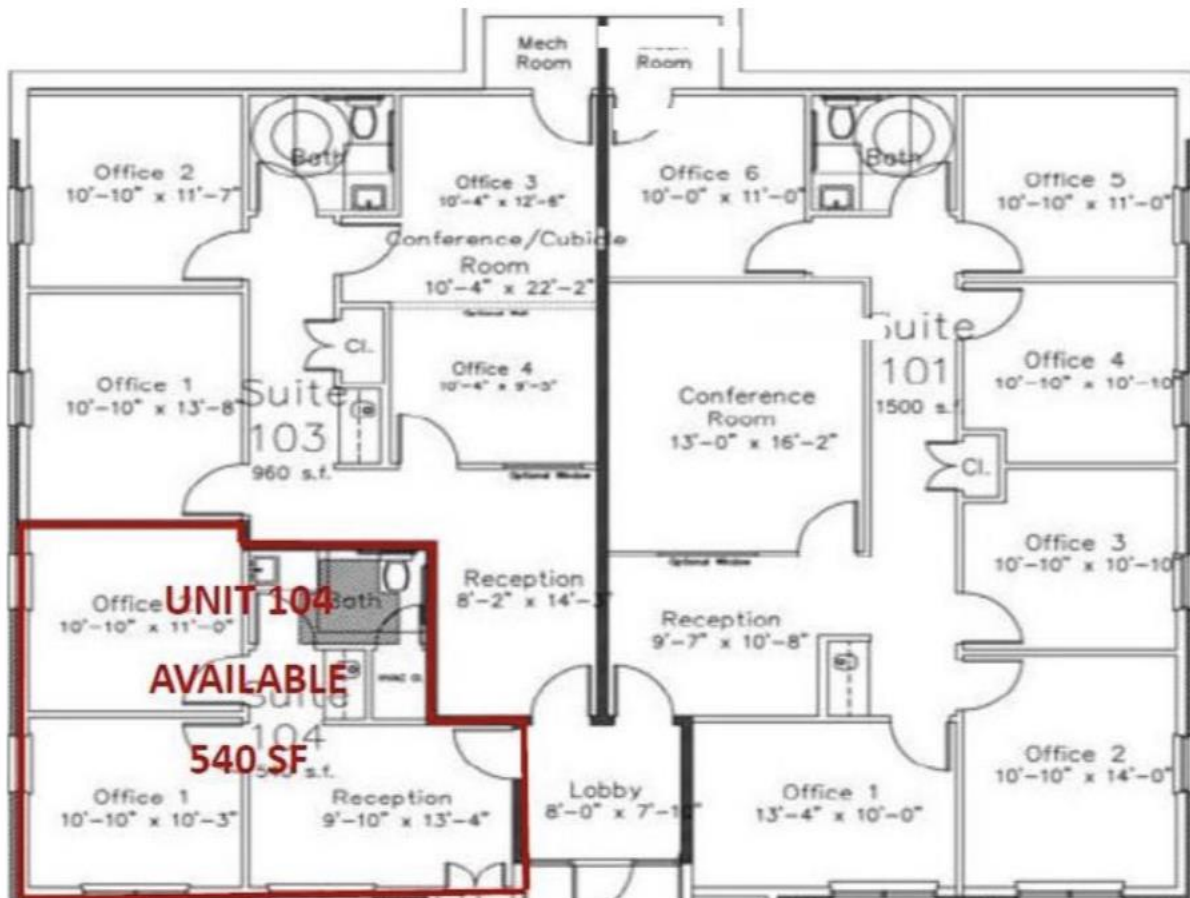
**CHRISTINE BANNERMAN**

115 S Saint Mary's St  
Raleigh, NC 27603  
Office - 919-828-4808

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## FLOOR PLAN



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